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13 **UNITED STATES DISTRICT COURT**

14 **DISTRICT OF NEVADA**

15 BANK OF AMERICA, N.A.,

16 Case No.: 2:16-cv-00748-JCM-PAL

17 Plaintiff,

18 vs.

19 VILLAGE OF AVELLINO HOMEOWNERS
20 ASSOCIATION; DANIEL FIELDS; VIA VINCI
21 REVOCABLE TRUST; ABSOLUTE
22 COLLECTION SERVICES, LLC,

23 **JUDGMENT AGAINST DEFENDANT VIA
24 VINCI REVOCABLE TRUST**

25 Defendants.

26 In light of this Court's previous order granting plaintiff Bank of America, N.A.'s motion for
27 default judgment against defendant Via Vinci Revocable Trust (**Via Vinci**) (ECF 39),

28 **IT IS ORDERED, ADJUDGED AND DECREED** that the real property commonly known
1 as 1181 Via Vinci, Henderson, Nevada 89052 is encumbered by the deed of trust recorded against
2 the property on July 29, 2011, as Instrument No. 201107290002421 (the **Deed of Trust**). The
3 homeowner's association foreclosure sale that occurred on February 11, 2014, conducted by Village
4 of Avellino Homeowners Association, as evidenced by the Foreclosure Deed recorded against the
5 property on February 12, 2014 as Instrument No. 201402120002912, did not extinguish the Deed of
6 Trust and Via Vinci's ownership interest in the property is subject to the Deed of Trust.

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1 The property is more specifically described as:

2 Parcel I:

3 Lot 137 in Block 2 of Village of Avellino-Unit 1, as shown by map
4 thereof on file in Book 130 of Plats, Page 99, in the Office of the County
5 Recorder of Clark County, Nevada and amended by Certificate of
6 Amendment recorded June 28, 2006 in Book 20060628 as Document
7 No. 1790.

8 Parcel II:

9 An easement for ingress and egress over private streets and common
10 areas as shown and delineated on said map.

11 and more particularly identified in the official records of the Clark County Recorder as:

12 APN: **177-34-411-137**.

13 **IT IS FURTHER ORDERED** this Judgment does not adjudicate Bank of America's claims
14 against, or the defenses of, any other party to this case.

15 Dated May 24, 2018.

16 
17 _____
18 UNITED STATES DISTRICT JUDGE

19 Respectfully submitted by:

20 **AKERMAN LLP**

21 /s/ Tenesa S. Powell, Esq.

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